IN THE

Supreme Court of the United States

OCTOBER TERM, 1975

No. 75-714

MYRON F. HEILIG,

Petitioner,

v.

HONORABLE CARL J. CHRISTENSEN, Chief Judge, Eighth Judicial District Court of the State of Nevada, In and for the County of Clark; ROBERT WEISS; and JACK SHULMAN,

Respondents.

PETITION FOR WRIT OF CERTIORARI TO THE SUPREME COURT OF THE STATE OF NEVADA

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The petitioner, Myron F. Heilig, respectfully prays that a writ of certiorari issue to review the judgments and order of the Supreme Court of the State of Nevada entered on February 26, 1975, and June 18, 1975.

OPINIONS BELOW

The opinion of the Supreme Court of Nevada is not reported; however, it is attached hereto as Appendix A.

No opinion was rendered by the Supreme Court of the State of Nevada in the course of denying the petitioner's Petition For Rehearing. The Court issued an order denying the rehearing on June 18, 1975 (Appendix B), and issued a "Notice in Lieu of Remittitur" on July 9, 1975 (Appendix C). No opinion was issued by the Eighth Judicial District Court of the State of Nevada; however, the bench order of that court is attached (Appendix D) and the written order is attached (Appendix E).

JURISDICTION

The judgment of the Supreme Court of the State of Nevada was entered on February 26, 1975. A timely petition for rehearing was denied on June 18, 1975. On September 5, 1975, petitioner filed with this Court a Motion for Extension of Time in which to File Petition for Writ of Certiorari (No. A-209). Said motion was granted by Justice Douglas on September 16, 1975, extending the time to and including November 15, 1975, and this petition for certiorari was filed within the extended time period. This Court's jurisdiction is invoked under 28 U.S.C. §1257.

QUESTIONS PRESENTED

1. Whether an action in mandamus is the proper remedy to correct a lower court's written order and judgment which is at material variance from the court's earlier issued bench order to properly reflect the awards of the arbitrator.

2. Whether an action in mandamus is the proper remedy to correct a lower court's written findings, order and judgment which are at material variance from and directly contradictory to another written order from a different judge of the same lower court.

3. Whether the refusal by the Supreme Court of the State of Nevada to grant a writ of mandamus when there was no alternative remedy constituted a deprivation of due process of law under the Fourteenth Amendment to the Constitution.

4. Whether the action of the State District Court, in particular, its refusal to amend or modify its written order to conform to the arbitrator's awards and the prior issued bench order after the petitioner had acted in good faith and in reliance upon the arbitrator's awards and the bench order, deprived petitioner of due process of law under the Fourteenth Amendment to the United States' Constitution.

5. When the record of a proceeding reflects that an arbitrator has exceeded his authority and a judicial review of that act of the arbitrator fails to correct same, does mandamus lie to correct the error?

STATUTES INVOLVED

The Fifth Amendment to the Constitution of the United States provides in pertinent part, "No person shall be... deprived of life, liberty, or property, without due process of law...".

The Fourteenth Amendment to the Constitution of the United States, Section 1, provides in pertinent part:

> "... [N]or shall any State deprive any person of life, liberty, or property, without due process of

law; nor deny to any person within its jurisdiction the equal protection of the laws".

Nevada Revised Statutes, Chapter 34, Section 34.170, pertaining to writs of mandamus, provides in pertinent part:

> "This writ shall be issued in all cases where there is not a plain, speedy and adequate remedy in the ordinary course of law. It shall be issued upon affidavit, on the application of the party beneficially interested."

Nevada Revised Statutes, Chapter 38, outlines the procedures of arbitration. Section 38.145 provides in relevant part the following:

> "1. Upon application of a party, the court shall vacate an award where:
>
> (a) the award was procured by corruption, fraud or other undue means;
>
> (b) There was evident partiality by an arbitrator appointed as a neutral or corruption in any of the arbitrators or misconduct substantially prejudicing the rights of any party;
>
> (c) The arbitrators exceeded their powers;
>
> (d) The arbitrators refused to postpone the hearing upon sufficient cause being shown therefor or refused to hear evidence material to the controversy or otherwise so conducted the hearing, contrary to the provisions of NRS 38.075, as to prejudice substantially the rights of a party; or
>
> * * *
>
> 4. If the application to vacate is denied and no motion to modify or correct the award is pending, the court shall confirm the award."

Nevada Revised Statutes, Chapter 38, Section 38.155, provides the following:

> "1. Upon application made within 90 days after delivery of a copy of the award to the applicant, the court shall modify or correct the award where:
>
> (a) There was an evident miscalculation of figures or an evident mistake in the description of any person, thing or property referred to in the award;
>
> (b) The arbitrators have awarded upon a matter not submitted to them and the award may be corrected without affecting the merits of the decision upon the issues submitted; or
>
> (c) The award is imperfect in a matter of form, not affecting the merits of the controversy.
>
> 2. If the application is granted, the court shall modify and correct the award so as to effect its intent and shall confirm the award as so modified and corrected. Otherwise, the court shall confirm the award as made.
>
> 3. An application to modify or correct an award may be joined in the alternative with an application to vacate the award."

Nevada Rules of Appellate Procedure, Rule 4a, provides in pertinent part:

> "(a) *Appeals in Civil Cases.* In a civil case in which an appeal is permitted by law from a district court to the Supreme Court the notice of appeal required by Rule 3 shall be filed with the clerk of the district court within thirty (30) days of the date of service of written notice of the entry of the judgment or order appealed from."

Nevada Rules of Appellate Procedure, Rule 26 (b), provides as follows:

"(b) *Enlargement of Time*. The court for good cause shown may upon motion enlarge the time prescribed by these rules or by its order for doing any act, or may permit an act to be done after the expiration of such time; *but the court may not enlarge the time for filing a notice of appeal*." (Emphasis added.)

Supreme Court Rules of Nevada, Rule 200, provides:

"Rule 200. *Discovery of Imposition or Deception*. When a lawyer discovers that some fraud or deception has been practiced, which has unjustly imposed upon the court, a party or other counsel, he should promptly endeavor to rectify it."

STATEMENT

In 1966, petitioner Heilig and respondents Weiss and Shulman entered into a joint venture partnership agreement for the purchase and operation of a large apartment complex located in Las Vegas, Nevada. On December 21, 1971, respondent Weiss filed a complaint in the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, which demanded judgment against petitioner Heilig and respondent Shulman for monies expended by Weiss for the benefit of the partnership. Pursuant to the partnership agreement, petitioner Heilig requested arbitration, which was ordered by the respondent Court. Thereafter, on December 28, 1972, an arbitration award was entered. The award provided that Heilig and Shulman each pay to Weiss the sum of $50,743.28 for loans made by Weiss to the partnership. Such payment was to be made prior to or simultaneous with the

passing of title from the partnership to Heilig, Weiss and Shulman of the respective shares of the partnership realty (owned in common). The award provided that a "closing" would occur within 45 days to execute the appropriate legal documents and for the submission of a "final accounting" by Weiss.

On February 6, 1973, petitioner Heilig filed a notice of the above award with the respondent Court, including copy of same. On February 15, 1973, respondent Weiss filed a document styled "Notice of Entry of Award of Arbitrator and Disposition of Request for Modification of Award".

On February 22, 1973, after jurisdiction had vested in the respondent Court, a hearing in the form of a "closing" was held in Las Vegas, Nevada, at which time an "accounting" was rendered by Weiss, stating that he was entitled to reimbursement in a sum in excess of $150,000 by Heilig and Shulman. The arbitrator approved deeds to Weiss and Shulman of their respective parcels awarded to them on December 28, 1972; however, with respect to the 38 parcels awarded to Heilig, the arbitrator refused to order such parcels be conveyed to Heilig. Rather, the arbitration award remains silent with respect to those properties belonging to Heilig. Heilig did not attend the hearing-"closing" for two principal reasons: First, no notice of hearing as required by the Rules of the American Arbitration Association had ever been served upon him.[1] Secondly, the partnership had entered into a lease of the real

[1] In connection with lack of notice, this Court's attention is invited to the letter of the American Arbitration Association dated September 6, 1973 (Appendix H), which lists the hearings noticed in this matter and omits the February 22, 1973, hearing-"closing."

properties with the Kogelschatz Korp., a California corporation. Under the terms of a partnership stipulation made during the course of the arbitration, the parties contracted that there would be no closing until such time as the Kogelschatz lease was judicially canceled by the courts of Nevada, a condition which still remains unsatisfied. The February 22, 1973, activity by the arbitrator was in violation of his authority under the American Arbitration Association Rules and Section 38.145 of the Nevada Revised Statutes.

The trial court, in its written decision of January 28, 1974, found that petitioner "Heilig deliberately chose not to attend or in any manner participate in the closing on February 22, 1973" (Finding Number 11), and for that reason, modified its bench order so that reciprocal deeds were not executed for the benefit of petitioner Heilig. In November of 1974, while the mandamus matter was still pending before the Nevada Supreme Court, Heilig's then attorney, Eric Zubel, discovered that a hearing to confirm the awards had been held before another judge of that same Eighth District Court, the Honorable Thomas J. O'Donnell, and on February 22, 1973, the same day of the hearing-"closing" conducted by the arbitrator, in the presence of counsel representing all of the parties, Judge O'Donnell refused to confirm the awards and ordered that Heilig be given until March 9, 1973, to file his objections to the awards. Substantial objections were filed in a timely manner (Appendix G). Throughout the proceedings held before Judge Christensen on November 28 and 29, 1973, Heilig was repeatedly castigated by Weiss' counsel for his failure

without reason to attend the hearing-"closing". Yet, no counsel ever disclosed the O'Donnell order to Judge Christensen, in violation of Rule 200 of the Supreme Court Rules of Nevada, which requires that if counsel discovers some fraud or deception has been practiced before the court, such fraud or deception should be rectified.

The arbitrator, under date of May 7, 1973, issued what he termed a final award and closing statement, which was not filed with the respondent Court until August 14, 1973.

On March 9, 1973, Heilig filed a reply and counterclaim to Weiss' motion to confirm the award as modified. On October 1, 1973, Heilig filed a motion to vacate the final award and closing statement based upon the arbitrator's improper and illegal acts.

Court hearings were held on October 4, November 28, and November 29, 1973. The respondent Court issued a bench order (Appendix D) which confirmed the arbitration award, and which secured the property rights of Heilig. Immediately thereafter and relying upon the bench order, petitioner sought to raise the necessary capital to satisfy his money judgments (see Appendix F).

The bench order confirming the awards was reduced to writing on January 28, 1974 (Appendix E); however, the written order differed materially from the bench order in that no provision was made whereby petitioner Heilig could obtain his one-third interest in the partnership property upon satisfaction of the money judgments against him. Further, Heilig's counterclaim for an accounting was dismissed, which effectively destroyed any basis to

question the validity and accuracy of the money judgments ordered against him. It is to be noted that the Court ordered respondent Weiss' counsel to prepare the written order consistent with the bench order and to consult with petitioner Heilig's counsel after the drafting of language of certain provisions in the written order. This instruction to Weiss' counsel was never followed.

Shortly thereafter, petitioner Heilig filed a motion to amend the lower court's findings and the judgment so that the written judgment would be consistent with the bench order. On February 11, 1974, the court denied Heilig's motion for order approving security and denied his motion for amendment of findings and judgment.

Heilig, along with tender of $100,000 as security for the judgment, filed a motion for rehearing which was denied on March 18, 1974.

On March 28, 1974, petitioner Heilig filed before the Supreme Court of the State of Nevada an application for issuance of alternative writ of mandate and writ of prohibition or in the alternative, for a writ of certiorari.

Petitioner contended that the respondent Court had wrongfully refused to exercise its jurisdiction by failing to conform its order and judgment entered on January 28, 1974, with the order given in open court on November 29, 1973, and to properly reflect the award of arbitration dated December 28, 1972. The petitioner further alleged that the respondent Court had wrongfully refused to exercise its jurisdiction pursuant to Chapter 38 of the Nevada Rules, the Nevada Revised Statutes, by failing to modify the award of the arbitrator as prayed for by petitioner in his motion before the respondent Court dated March 9, 1973, and by failing

to order an accounting from the respondent Weiss of the financial condition of the partnership property. After the petition was filed, the court reviewed same and ordered the respondents herein under written order to answer the petition. After several time extensions, the respondents replied to the petition and the court, after reviewing all data submitted, in July, 1974, ordered that the parties brief their respective positions and set the matter down for oral argument. In addition, pursuant to petitioner's request, and although respondents twice sought the imposition of a bond, the Supreme Court granted stay without bond. Subsequently, on February 12, 1975, the Supreme Court of the State of Nevada heard oral argument and denied petitioner's petition on February 26, 1975 (Appendix B), and the basis for the denial by the Supreme Court of the State of Nevada was that the petitioner Heilig has an ordinary remedy, *viz* an appeal before the Supreme Court of the State of Nevada.

It is to be noted that the respondent Weiss filed the Notice of Entry of Judgment on January 9, 1975. This was filed although a Stay Order from the Supreme Court of the State of Nevada was in effect and although oral argument was scheduled for February 12, 1975. After the denial of the petition by the Supreme Court in March of 1975, petitioner Heilig sought a rehearing on the Application for Writ of Mandate.

The petition for rehearing alleged *inter alia* that under Nevada Rule of Appellate Procedure 4(a) an appeal must be taken within 30 days of the date of service of the notice of entry of judgment; that the 30 days expired during the pendency of the application for issuance of alternative writ of mandate and writ of

prohibition or in the alternative, for a writ of certiorari and thus, the petitioner could not avail himself of the usual appellate route. The application for writ of mandate should have been granted. Its denial effectively prevented any further adjudication of your petitioner's claim.

On March 7, 1975, two orders which divested Heilig of his property were entered by the district court. The court's divestiture occurred prior to the case being remanded by the State Supreme Court. In order to protect his rights in the property, the petitioner Heilig had no plain, speedy or adequate remedy and, therefore, the petition for rehearing should have been granted.

On June 18, 1975, Heilig's petition for rehearing was denied by the Supreme Court of the State of Nevada, and on July 9, 1975, the Supreme Court of the State of Nevada issued a Notice in Lieu of Remittitur and denied petitioner's motion to stay issuance (of Notice in Lieu of Remittitur) pending his filing a petition for a writ of certiorari in the Supreme Court of the United States.

REASONS FOR GRANTING THE WRIT

I.

MISAPPLICATION OF THE LAW OF MANDAMUS BY NEVADA STATE COURTS HAS RESULTED IN THE LOSS OF PETITIONER'S PROPERTY IN VIOLATION OF HIS CONSTITUTIONAL RIGHTS.

May state appellate courts be permitted to perpetuate injustice performed in a lower court when mandamus is

an effective and appropriate remedy? Are appellate courts free to refuse mandamus when there is no other form of relief and the refusal unconscionably deprives petitioner of a lifetime's worth of assets?

Petitioner believes that the Supreme Court of the State of Nevada has misconceived the need for the writ of mandamus and has abused its discretion by not granting same. By refusing to mandate the lower court to conform its written order to reflect that disposition made in open court orally, and in the arbitrator's awards,[2] at a time when the evidence and argument were fresh in the mind of the court rather than two months later, and when petitioner Heilig had in good faith and diligently sought a purchaser for his property in reliance upon the bench order, the State Supreme Court perpetuated the injustice of the lower court. This is particularly true in view of the fact that the time for appeal had lapsed, consequently *no other remedy* was available to petitioner. Notwithstanding these considerations, the Supreme Court twice refused to issue mandamus.

Mandamus is a proper action to compel the correction or amendment of a judgment where the duty

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[2] Wherever herein the language "awards of the arbitrator" appears, reference is being made to the award dated December 28, 1972, as modified by the award dated February 8, 1973. The third award dated May 7, 1973, and styled "final award and closing statement" was a legal nullity and completely beyond the scope of authority in the arbitrator.

of the court to make such correction is plain. See generally 55 C.J.S. § 97b.[3]

In the case of *Goldman, Sachs & Co., et al. v. Edelstein*, 494 F.2d 76 (1974), the United States Court of Appeals for the Second Circuit (New York) held that mandamus will lie where used as an aid of appellate jurisdiction to compel the district court to exercise authority when it is its duty and to confine it to the lawful exercise of its lawful jurisdiction. 494 F.2d 76, 78. In this regard, the district court herein first failed to exercise the proper authority it was obligated to do by preparing a written order which conformed to the oral one and to the awards of the arbitrator. Secondly, after petitioner pointed out to the court the obvious errors, the court failed to lawfully exercise its jurisdictional authority and correct same.

In the case of *Schlagenhauf v. Holder*, 379 U.S. 104, 110, 85 S.Ct. 234 (1964), this Court held that a writ of

[3]In this regard, it is to be noted that Judge Christensen refused to correct the January 28 order for either one of two reasons: (1) He was not empowered to do so (in which case there can be no refutation mandamus was the proper action), or (2) Out of discretion, he refused to make the correction. In the latter case, it should be noted that the Judge made his pronouncement in open court immediately following the hearing and while the evidence was fresh in his mind, and it was not until two months later that a written order was made, without the benefit of additional hearing. If the Judge arbitrarily changed his mind, mandamus would be appropriate to order further hearing or to amend judgment. This is particularly true since the changed order fully deprived petitioner of his property without hearing after he had acted diligently and in good faith, in reliance on the bench order, and since the written order wrongfully modified the awards.

mandamus is appropriately issued when there is usurpation of judicial power or there is a clear abuse of discretion. In the present matter, there was no question that the lower court usurped its judicial power by arbitrarily, and without further hearing, changing its bench order which properly reflected the awards of the arbitrator to a written decision which did not so reflect the awards. This, of course, was a clear abuse of discretion. Accordingly, the State Supreme Court should have issued a writ of mandamus ordering the lower court to modify its January 28 order.

While it was held that mandamus cannot be used to control a decision of the trial judge in the case of *Platt v. Minnesota Mining & Mfg. Co.*, 376 U.S. 240, 84 C.St. 769 (1964), it should be remembered that in this instance, mandamus was sought, *inter alia*, to assure that the written order conform to the pronouncement in open court and to the arbitration awards. Courts should not be free after issuing correct oral orders in open court to issue, without further hearing and without legal authority, written judgments that are at material variance with an arbitrator's awards and with the prior bench order. This is particularly true when a party, to his detriment, changes his position in a good faith attempt to comply with the bench order. Citizens should be entitled to rely upon open court pronouncements and to act without prejudice to their rights in reliance upon them.

In the case of *Padovani v. Bruchhausen*, 293 F.2d 546 (2nd Cir. 1961), the court granted mandamus directing the lower court to vacate or modify a pre-trial order because of the anomalous and self-defeating character of the order. Thus, mandamus is proper when

the order is anomalous or self-defeating. In the instant case, the court openly pronounced one order which conformed to the arbitrator's awards (Appendix C), however, two months later, the written order was anomalous to the pronouncement and thoroughly defeated petitioner's claim for an accounting which was the basis of money judgments against petitioner[4] and deprived petitioner of his property (see written judgment, Appendix D).

Nevada Revised Statutes, Chapter 38 outlines the procedures of confirming arbitration awards. Under Section 38.155, the court may modify an award for miscalculation of figures, for an award upon a matter not submitted to the arbitrator, or where the award is imperfect in form. In the lower court, Judge Christensen made no finding that could support modification of the arbitrator's awards. Therefore, the material variances in the written order dated January 28, 1974, from the arbitration awards and the bench order were in violation of the Judge's authority and mandamus was appropriate.

Nevada statutory law provides for a writ of mandamus where there is not a plain, speedy and adequate remedy (Chapter 34 of Nevada Revised Statutes, NRS 34.170). Nevada State case law provides for mandamus in an instance such as petitioner's

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[4]Obviously, the court recognized basic due process entitled petitioner to an accounting when Judge Christensen granted same in open court. Thereafter, the Judge omitted it from his written order and granted money judgments against petitioner.

(*SWISCO v. District Court*, 79 Nev. 414, 385 P.2d 772 (1963)) *even if there were other available remedies* (*Dzach v. Marshall*, 80 Nev. 345, 393 P.2d 610 (1964)). Judge Chirstensen's January 28, 1974, findings of fact and order were in direct contradiction with the earlier order of Judge O'Donnell and, therefore, in error.[5] The petition for writ of mandamus should have been granted.

In the case of *Bowler v. Vannoy*, 67 Nev. 80, 215 P.2d 248 (1950), the Nevada Supreme Court held, *inter alia*, (1) that the remedy of mandamus is not necessarily foreclosed upon merely because some other proceeding will lie, (2) that before mandamus is barred, there must be a complete, specific, adequate and legal remedy which will afford relief, and (3) that if there is doubt whether such remedy is adequate, mandamus will lie. In view of the totality of the circumstances, *i.e.*, the immediate need for protection, the improper action of the district court judge, the procurement of a ready and able buyer when time was of the essence, the inability of petitioner to finance a protracted appeal, it cannot be refuted that mandamus was not only the proper remedy, but the only adequate one.

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[5]Not only did petitioner seek mandamus for reinstatement of the bench order, but because (1) Helig had found a ready and willing purchaser who would purchase petitioner's share of the property at a profit of approximately $1 million, thus giving him funds to pay the money judgment, but time was of the essence, (2) because of the imminent threat of divestiture of his property (which did occur) and (3) because of insufficient funds with which to appeal and to post bond unless Heilig was granted title to the properties awarded him.

II.

THERE HAS BEEN A FLAGRANT DENIAL OF DUE PROCESS OF LAW BY THE NEVADA STATE COURTS.

The basic test as to whether a party has been afforded procedural due process is a question of whether there has been fundamental fairness in light of the total circumstances. *Sigma Chi Fraternity v. Regents of University of Colorado*, 258 F.Supp. 515, 528 (D.C. Col. 1966). See also *Watson v. Patterson*, 358 F.2d 297 (10th Cir. 1966). One must look to the nature of the proceedings and the rights that are affected by those proceedings in order to determine whether there has been a due process violation. *Grabinger v. Conlisk*, 320 F.Supp. 1213 (D.C. Ill. 1970). If the conduct which has occurred is such as to shock the conscience and offend one's basic sense of justice, there has been deprivation of due process. *Buder v. Bell*, 306 F.2d 71 (C.A. Mich. 1962). The essence of due process is to protect a person from arbitrary action. *Garrett v. City of Troy*, 341 F.Supp. 633 (D.C. Mich. 1972).

On November 29, 1973, the state district court judge issued a bench order which did the following:

1. Granted respondent Shulman a judgment against Heilig in the sum of $1,841.31, with interest at 6 percent.

2. Granted respondent Weiss a judgment against Heilig in the amount of $96,259.26, with interest at the rate of 6 percent.

3. Required Heilig, Shulman and Weiss to execute and deliver forthwith deeds to the property, as set forth in the arbitration award, to Weiss and to Shulman.

4. Upon payment by Heilig, within 30 days, of the above money amounts, all parties were directed to execute and deliver deeds to the property awarded to Heilig under the arbitration award.

5. Within 15 days from the date upon which Heilig was to pay the judgment sums, Weiss was to furnish a true and accurate accounting of all cash received and expended, property received and expended, personal property removed, replaced, taken away from or added to the property from February 22, 1973, to November 29, 1973.

6. The matter would then be brought before the court for settling of the accounting to determine whether additional sums were to be paid.

7. In the event Heilig owed further sums to Weiss, then double the amount of such sums would be a lien against the property awarded to Heilig under the terms of the arbitration.

8. The court also instructed the respondent Weiss' attorney to show the lien provisions and the deed provisions to petitioner Heilig's counsel before the judgment was presented to the court.

However, prejudicial to petitioner, in direct contravention of the bench order, Weiss' counsel did not confer with Heilig's counsel. Further, there was no provision whereby Heilig could obtain title to the partnership property upon payment of the money judgments against him. Heilig was prejudiced also when his counterclaim for an accounting was dismissed from the judgment, which effectively destroyed any basis to question the accuracy of the money judgments ordered against him. As a consequence thereof, divestiture occurred, although Heilig had produced a ready, willing

and able purchaser who would purchase the property and with the proceeds therefrom, Heilig would be able to pay off the money judgments. In point of fact, Heilig, prior to divestiture but subsequent to the written order was able to raise and tender the necessary money but the judge rejected the proffer of same. This was tantamount to a taking of property without due process of law.

Heilig, unable to afford to fund an appeal, unable to post the necessary bond, having a purchaser (which Heilig obtained as a result of attempting to comply with the November 29 Bench Order) which demanded clear title quickly, and with the imminent threat of divestiture was forced to seek the most expeditious review possible. With this in mind, and in view of the fact that the judge reduced his bench order to a materially different written judgment which did not reflect the awards of the arbitrator, Heilig sought review by way of mandamus. However, the Supreme Court rejected mandamus, ordering that the then unavailable normal appellate route was proper. The mandamus denial by the Supreme Court was totally unexpected inasmuch as the State Supreme Court lulled petitioner Heilig into a false sense of security. This was done by a series of steps taken by the Court which either tacitly or expressly suggested mandamus relief for Heilig would be forthcoming. First, after the petition for writ of mandate was filed, the court could have rejected the petition on the grounds of inappropriateness. However, it did not. Secondly, after review of the petition, the court obviously found meritorious points raised and by written order, required the respondents to answer. Thirdly, because of the complexity of the issues, the

Court in July, 1974, ordered a briefing schedule and oral argument. Presumably, by this time, the Court, if it were to find mandamus an ineffective and inappropriate remedy, could have and should have rejected petitioner's petition. In fact, had the court done so, petitioner Heilig would undoubtedly have sought his normal appellate route. However, the court did not do so and thereby implied that mandamus was an appropriate remedy. Thereafter, although a Stay Order was in effect, the Supreme Court did nothing to quash the Notice of Entry of Judgment which was filed on January 9, 1975, nor did it grant the Writ of Mandate after oral argument on February 12, 1975. In the Petition for Rehearing, after petitioner Heilig pointed out that the 30 days had expired and there was no normal appellate remedy (and further that the Notice of Entry of Judgement had been filed while a Stay Order was in effect), the Supreme Court still rejected the Writ of Mandate, and it did not cure the time prohibition in that on the record it was clear that the 30 days in which to appeal had expired. Furthermore, Rule 26(b) of the Rules of Appellate Procedure of the State of Nevada proscribed the Supreme Court from enlarging the time in which to file a notice of appeal. Thus, the action of the State Supreme Court illegally deprived the petitioner of his right of appeal.[6] In doing so, it wrongfully permitted the trial court's erroneous findings and opinion predicated thereon, to stand and thereby deprived petitioner of property without due

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[6] The net effect of the Nevada Supreme Court's action was to treat the district court as a court of first and final resort and to thus, effectively, deny petitioner any appeal.

process of law (Appendix G attachment, order of Judge O'Donnell dated February 22, 1973).[7]

The simple facts remain that petitioner was given only 30 days in which to obtain a purchaser[8] and he diligently sought to find a purchaser.

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[7]The relevance of the Judge O'Donnell order dated February 22, 1973, the same day that the arbitrator's hearing–"closing" occurred, is that respondent Weiss' counsel attempted to have the awards confirmed before Judge O'Donnell. Judge O'Donnell, however, refused to confirm the awards and ordered that petitioner Heilig be given until March 9, 1973, to file his objection to the awards. By virture of taking such action, Judge O'Donnell, in effect, lifted any possible authority in the arbitrator to hold the hearing-"closing," invalidated the hearing-"closing" and thereby rendered the trial court's findings of fact and conclusions of law predicated thereon erroneous. In addition, neither Respondent Weiss, a member of the bar of New York, nor his Nevada attorney, Mr. Steve Morris, apprised Judge Christensen of the existence of the O'Donnell order. This was in violation of Rule 200 of the Supreme Court Rules of Nevada.

[8]During this period of time, a stay order was in effect, as was acknowledged by the Nevada Supreme Court in its February 26, 1975, Opinion (Appendix A). But even if the 30 day period were not stayed, the 30 days obviously commenced from the date of the written order for three reasons: First, reciprocal commitments were ordered from the bench to be performed by Weiss and Shulman, and it could never have been the intention of the trial judge to force Heilig to perform in a vaccum. The order had to be reduced to writing so that Weiss and Shulman could be compelled to convey to Heilig his portion of the partnership property and so that the accounting requirement could be enforced. Secondly, it would be impossible to appeal the court's decision since 30 days from November 29, 1973, would expire well in advance of the written order and, in point of fact, the question would be mooted on appeal. Conversely, 30 days from date of written judgment would allow both an appeal and a stay of the 30-day period to determine its validity. Thirdly, if in fact the judge intended for the 30 days to commence from November 29, 1973, and since the 30 days issue would be moot and thus non appealable, it is all the more reason why a writ of mandamus would have been appropriate.

Heilig, under compulsion of the bench order, executed a contract of sale for the 38 parcels awarded to him with Robert Lee, Ltd., a Canadian company, in order to meet the money judgments. On March 18, 1974, while a stay of the state district court was still in effect, attorneys representing Robert Lee, Ltd. attempted to tender to the court the sum of $100,000 to satisfy the money judgments against Heilig and on consideration that the written order be modified to conform to the bench order and to the awards of the arbitrator which vested title in the property to Heilig for that portion awarded to him. The court rejected same. As a result, Heilig has been deprived of his primary asset acquired over a lifetime of work. Because of an alleged $100,000 indebtedness, which was secured ten-fold because of his interest in the partnership property, and which was offered to be paid in cash to the trial court, Heilig was judicially deprived of approximately $1 million. The facts on their face spell gross deprivation of due process.

CONCLUSION

In conclusion, the net result of the district court's action, and the affirmance by the Supreme Court, is that petitioner Heilig has been wrongfully deprived of his 38 parcels of property awarded to him by the arbitrator, said parcels representing one-third of the partnership interest. These 38 parcels have been quit-claimed by respondent Weiss to himself and have either been lost or are so totally clouded and encumbered that the effect is tantamount to a taking of

property without due process. All parties were on notice of petitioner Heilig's limited financial resources yet the courts condoned respondent Weiss' wrongful behavior and refused to give petitoner Heilig any practical help. Heilig has been denied his rights under the uniform partnership law and the law of fiduciaries; in addition, he has wrongfully been deprived of his property without due process of law.[9] The Nevada Supreme Court abused its discretion by not granting the writ of mandamus when it not only was the most proper, and expeditious remedy, but when it was the only vehicle by which to determine valuable property rights, to correct the lower court error, and to prevent a gross injustice that shocks the conscience. Refusal to grant mandamus when no appeal was available allowed the trial court to take property without due process and without one of the most vital of all rights, the opportunity for a hearing:

> "Whatever else may be uncertain about the definition of the term 'due process of law', all authorities agree that it inhibits the taking of one man's property and giving it to another, contrary to settled usages and modes of procedure, and without notice or an opportunity for a hearing." *Ocha v. Morales*, 230 U.S. 139, 161 (1913).

The basic principles involved in this matter relating to due process of law and the clarification of the law of

---

[9] At the November, 1973, hearing before Judge Christensen, even under the compulsion of a subpoena *duces tecum*, respondent Weiss refused to produce the partnership books and records. At that same hearing, Weiss' lawyer continually castigated respondent Heilig for failing to attend the improper and illegal February 22, 1973, hearing "closing" and failed, in violation of his attorney responsibility, to disclose to the court the order of Judge O'Donnell.

mandamus as a vehicle to protect an individual's right to due process is of concern to all citizens. The abuses suffered by Mr. Heilig today could be vested upon anyone tommorrow. It is contended that the malicious abuse of the judicial machinery as it exists here is of direct impact and concern to all citizens. If the Supreme Court refuses to intervene in this matter, not only will the petitioner have lost his only opportunity to remedy this miscarriage of justice, but the broader effect will be to propagate the erosion of property rights without due process of law. For out of malice and by intentional abuse of the judicial system, respondent Weiss in violation of his fiduciary obligations to Heilig has blocked petitioner Heilig from his property for the past 18 months and continues to do so. By granting this application and, ultimately, the relief being sought, this court will correct practical abuses of the legal system which are of public concern and will afford the petitioner the opportunity of reacquiring his property at a time when favorable market conditions exist for that property.

For the foregoing reasons, therefore, it is respectfully submitted that the petition for a writ of certiorari should be granted.

Respectfully submitted,

WILLIAM C. CRAMER
BENTON L. BECKER
ARTHUR R. AMDUR
Cramer, Haber and Becker
475 L'Enfant Plaza, S.W.
Suite 4100
Washington, D.C. 20024
(202) 554-1100

November 13, 1975

APPENDIX A

IN THE SUPREME COURT OF THE STATE OF NEVADA

MYRON F. HEILIG, Petitioner, vs. HONORABLE CARL J. CHRISTENSEN, Chief Judge, Eighth Judicial District Court of the State of Nevada, in and for the County of Clark; ROBERT WEISS; and JACK SHULMAN, Respondents.	No. 7665

FILED
FEB 26 1975

Original proceedings in mandamus and prohibition or certiorari.

Denied.

Eric Zubel, of Las Vegas, for Petitioner.

Lionel Sawyer Collins & Wartman, Steve Morris, Victor W. Priebe, and Robert D. Faiss, for Respondent Weiss.

Wiener, Goldwater & Galatz and J. Charles Thompson, for Respondent Shulman.

OPINION

Per Curiam:

Petitioner Myron F. Heilig seeks in these original proceedings the issuance of a writ of mandamus and a writ of prohibition or in the alternative a writ of certiorari to relieve him from complying with the order of the court below that confirmed an arbitrator's award dissolving and settling a certain partnership between Heilig and his partners, Respondents Weiss and Shulman.

1. In 1966, Heilig, Weiss, and Shulman entered into a partnership agreement for the purchase and operation of 113 apartment buildings in Las Vegas. They each signed, as part of the purchase contract, promissory notes secured by deeds of trust covering the property. In 1970, they leased the property to the Kogelschatz Korp. Kogelschatz later defaulted in their rental payments and abandoned the property. Weiss, with the approval of Heilig and Shulman, assumed the management of the apartments. He advanced substantial sums of his own money so that the partnership could remain solvent and continue in business. In December 1971, Weiss filed an action in the court below against Heilig and Shulman, seeking reimbursement for their pro rata shares of the moneys he had advanced to the partnership. Heilig asked the court to refer the matter to an arbitrator, as provided in the partnership agreement. The court did so. The partners submitted all issues in dispute to the arbitrator, including the dissolution of the partnership and the settling of its affairs. As the arbitration moved to a close, the three parties entered into a stipulation which provided for a final accounting and a division of the partnership property. The stipulation also provided that each of the partners would execute and deliver to the arbitrator a power of attorney which would enable the arbitrator to effect the settlement of the partners' affairs and divide the partnership property.

The arbitrator entered his award on December 28, 1972, which was modified pursuant to Weiss's request on February 8, 1973. The final award divided the partnership property and ordered Heilig and Shulman to reimburse Weiss for their pro rata shares of the moneys previously advanced by Weiss to the partnership. The award also set forth the formula for settling

the partners' accounts, and fixed February 22, 1973, as the time for terminating the partnership. Prior to February 22, 1973, Petitioner Heilig attempted to "revoke" his assent to the stipulation he had signed, giving the arbitrator the power to act in his behalf at the February 22 closing of the partnership, and he refused to attend the closing or participate in it in any manner.

Following the closing, the arbitrator prepared and sent to Heilig a statement of the accounting rendered in his absence at the closing. The arbitrator offered Heilig an opportunity to object to the accounting, if he chose to do so. Heilig failed to respond, and on May 7, 1973, the arbitrator prepared and delivered to the parties his Final Award and Closing Statement. The district court, after a full hearing on Weiss's motion to confirm the arbitrator's award, did so on January 28, 1974. Heilig then filed numerous motions contesting the lower court's Order Confirming Arbitrator's Award, as well as the judgment entered against him. The district court denied Heilig's motions, although the court stayed execution of the judgment to enable Heilig to pursue this petiton for extraordinary relief.

2. Petitioner Heilig has now applied to this court for "Issuance of an Alternative Writ of Mandate and Writ of Prohibition or in the Alternative, for a Writ of Certiorari." The thrust of Heilig's argument is that the order of the court below confirming the award does not reflect the award of the arbitrator or in any event the arbitrator's award does not resolve the issues to Heilig's satisfaction.

The order of a district court confirming the award of an arbitrator may be reviewed by this court upon direct appeal under

the express provisions of NRS 38.205, subsection 1(c).[1] Prior to 1969, certain orders of a district court concerning arbitration awards could be reviewed in this court by certiorari, although court orders affirming an award were appealable as final judgments. Plumbing Local 525 v. Eighth Judicial Dist. Court, 82 Nev. 103, 412 P.2d 352 (1966). In 1969, our Legislature adopted NRS 38.205, and since then an order confirming an award such as the one in the instant proceedings is reviewable only on direct appeal. Certiorari will not lie in the instant case.

Mandamus and prohibition are equally inappropriate remedies to review the award of an arbitrator. Neither can issue if the petitioner has a plain, speedy, and adequate remedy at law. NRS 34.170[2] and NRS 34.330.[3] Mandamus will not lie where another remedy is available. See State ex rel. Newitt v. Fourth Judicial Dist. Court, 61 Nev. 164, 121 P.2d 442 (1942). The principle upon which the law of prohibition is predicated is that its

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[1] NRS 38.205, subsection 1(c):

"1. An appeal may be taken from:

" . . .

"(c) An order confirming or denying confirmation of an award;

" . . ."

[2] NRS 34.170:

"This writ [mandamus] shall be issued in all cases where there is not a plain, speedy and adequate remedy in the ordinary course of law. It shall be issued upon affidavit, on the application of the party beneficially interested."

[3] NRS 34.330:

"The writ [prohibition] may be issued only by the supreme court to an inferior tribunal, or to a corporation, board or person, in all cases where there is not a plain, speedy and adequate remedy in the ordinary course of law. It is issued upon affidavit, on the application of the person beneficially interested."

attack on jurisdiction is confined to those cases where no other remedy, such as direct appeal, exists. Bowler v. First Judicial Dist. Court, 68 Nev. 445, 454, 234 P.2d 593, 598 (1951).

It is clear, therefore, that mandamus, prohibition, and certiorari are inappropriate remedies to review the order of the district court which confirmed the award of the arbitrator in the instant case. Heilig's petition is denied, and this court's order of March 28, 1974, staying proceedings in the district court, is vacated.

Gunderson, C.J.
Gunderson

Batjer, J.
Batjer

Zenoff, J.
Zenoff

Mowbray, J.
Mowbray

Thompson, J.
Thompson

Attest: A full, true and Correct Copy.
C. R. Rawlings, Clerk of the Supreme Court
By Mabel McCann, Deputy.

APPENDIX B

IN THE SUPREME COURT OF THE STATE OF NEVADA

MYRON F. HEILIG,

Petitioner,

-vs-

HONORABLE CARL J. CHRISTENSEN, Chief Judge, Eighth Judicial District Court of the State of Nevada, In and For the County of Clark, ROBERT WEISS, and JACK SHULMAN,

Respondents.

No. 7665

FILED

JUL 18 1975

ORDER DENYING PETITION FOR REHEARING

Rehearing denied.

It is so ORDERED.

Gunderson, C.J.
Gunderson

Batjer, J.
Batjer

Zenoff, J.
Zenoff

Mowbray, J.
Mowbray

Thompson, J.
Thompson

cc: Counsel of Record

APPENDIX C

IN THE SUPREME COURT OF THE STATE OF NEVADA

MYRON F. HEILIG,

Petitioner,

vs. No. 7665

HONORABLE CARL J. CHRISTENSEN, Chief Judge, Eighth Judicial District Court of the State of Nevada, In and For the County of Clark; ROBERT WEISS; and JACK SHULMAN,

Respondents.

NOTICE IN LIEU OF REMITTITUR

TO THE ABOVE-NAMED PARTIES:

The decision and opinion of the court in this matter having been rendered on February 26, 1975, and the petition for rehearing having been denied.

Notice Is Hereby Given that the opinion and decision rendered herein has, putsuant to Rule 40(a) of the rules of this court, become effective.

Dated this 9th day of July, 1975.

C. R. Davenport, Clerk

By: Ruth McCulloch
Deputy Clerk

cc:
Daniel R. Walsh, Esq.
Messrs. Lionel Sawyer Collins & Wartman
Messrs. Wiener, Goldwater & Galatz

APPENDIX D

* * *

THE COURT: The award of the arbitrator is confirmed, save and except as it is not consistent with the [illegible] the judgment and order in this case that I am about to give.

Mr. Shulman is granted judgment against Mr. [illegible] for the sum of $1,341.31, together with interest at six p[illegible] from February 22, 1973; Mr. Weiss is granted judgment against Mr. Heilig for the sum of $98,250.26 together with interest at six percent from February 22, 1973.

Mr. Heilig, Mr. Shulman and Mr. Weiss are directed to execute and deliver forthwith, deeds to the property as set forth in the Arbitration Award to Mr. Weiss and to Jack Shulman. Upon payment by Mr. Heilig, within 30 days, of the sum due and owing, as heretofore stated in this order, then all parties are directed to execute and deliver a deed of the parties, as set forth in the Arbitration Award to Mr. Myron F. Heilig.

Also, within 15 days from the date upon which Mr. Heilig has paid the sums made a part of this judgment, Mr. Weiss will furnish a true and accurate accounting of all cash received and expended; property received and expended; personal property removed, replaced, taken away from or added to the property from February 22, 1973, down to this date.

When this is done, this matter will be again noticed before this Court for a settling of the accounting to determine whether sums shall be paid by Weiss to Heilig or Hielig to Weiss. In the event that it calls for payment of further sums by Mr. Heilig to Mr. Weiss, then double the amount of such sum shall be a lien against the property awarded to Mr. Heilig under the terms of this arbitration.

Now, I don't know whether I have stated it exactly like you gentlemen would like to hear --

MR. LEE: May I hear the last part again?

THE COURT: When Heilig gets that property, he is not to do anything with it and the amount of money on the accounting will be a lien as security for the amount of money determined on the account.

MR. LEE: Well, does go both ways? If it does against Mr. Heilig, does it go the other way against Mr. Weiss?

THE COURT: No, that is the order.

MR. LEE: What if Mr. Weiss owes him money?

THE COURT: Well good luck to you.

MR. LEE: Well, I don't mean -- I am not trying to be facetious.

THE COURT: Well, all I am trying to do is to wind this up and I think this will do it.

MR. LEE: Why can't we leave everything status quo until the final determination and then come back into Court and have the Court determine that.

THE COURT: Because within 30 days, if the money is not paid, there is no more status quo.

MR. LEE: You are saying 15 days after the payment of money then there will be an accounting.

THE COURT: That is correct.

MR. LEE: Then there will be an adjustment of money owed back and forth between the parties. Now, are you saying that at that point there is a lien for money owed from Mr. Heilig to Weiss which is double the amount?

THE COURT: That is correct, I am not going to have them give the property to Mr. Heilig and have him sell it or dispose of it during that period of time.

MR. LEE: If we show good faith, your Honor, they should also show good faith and it should work the other way. Let's have everybody's property remain before the Court.

THE COURT: No, because it all depends upon him paying the money. The answer is no.

Do you have what you need to dray the proper order, Mr. Morris?

MR. MORRIS: I do, your Honor.

THE COURT: The lien provisions and the deed provisions, I want you to show to Mr. Lee before you present it to me.

MR. MORRIS: What provisions?

THE COURT: The provisions regarding the deeds. When Mr. Heilig pays the $1000,000.00 he is entitled to a deed and I want you to review that with Mr. Lee when you prepare the draft. Do you see what I am talking about?

MR. MORRIS: I understand, your Honor.

THE COURT: Then if you cannot get together on the language, come in and we will do it.

The Court is in recess.

ATTEST: FULL, TRUE AND ACCURATE TRANSCRIPT OF PROCEEDINGS HAD.

OFFICIAL COURT REPORTER

APPENDIX E

CASE NO. A 9077I

IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF CLARK

ROBERT WEISS,

Plaintiff,

vs.

BYRON F. HEILIG and
JACK SHULMAN,

Defendants.

ORDER CONFIRMING
ARBITRATOR'S AWARD

The motion of Robert Weiss to confirm Arbitrator's Award, as Modified, having come on before the court for a hearing on October 3 and 4, and November 28 and 29, 1973, Mr. Weiss having withdrawn, with the approval of the Court and other parties, that portion of his Supplemental Motion and Points and Authorities to Confirm Award of Arbitrator, as Modified, and Certain Partnership Transactions, filed on August 14, 1973, dealing with the conveyance of certain partnership property, and the Court having reviewed the documentary evidence submitted by the parties, and having heard the oral testimony offered in behalf of each, and having read and considered the trial briefs and the various points and authorities filed by the parties from time to time in this case, including defendant Byron F. Heilig's Reply and Counterclaim filed on March 9, 1973, and heard and considered their arguments, and good cause appearing, the Court finds as follows:

1. That on February 9, 1967, Robert Weiss (Weiss), Byron F. Heilig (Heilig), and Jack Shulman (Shulman), entered

into a partnership agreement to conduct a business known as Churchill East Apartments.

2. That the partnership's assets consisted of 113 parcels of real property in Clark County, Nevada, with buildings thereon, which comprise 584 apartment units, together with furniture, appliances, and other personal property used in connection with the operation of the partnership's business.

3. That this action was commenced by Weiss on December 21, 1971, against Heilig and Shulman (erroneously listed as "Schulman" in the Complaint) and that it was thereafter stayed pending arbitration of the dispute between the parties upon the Application for a Stay Order, filed by Heilig on January 24, 1972.

4. That following the entry of the Stay Order by this Court, the parties undertook arbitration of all disputes between them in New York City, and such arbitration proceedings were attended by the parties and/or their attorneys and conducted in accordance with the Rules of the American Arbitration Association.

5. That on December 28, 1972, Philip Adelman, the arbitrator chosen by the parties, entered the award of Arbitrator, which is in evidence in this case as Plaintiff's Exhibit 7.

6. That thereafter the Award was modified by the arbitrator, in accordance with the applicable provisions of the Uniform Arbitration Act, by a Disposition of Request for Modification of Award, dated February 8, 1973, which is in evidence as Plaintiff's Exhibit 9. (The Award together with the Disposition will be hereinafter referred to as "the Award.")

7. That notice of entry of the Award was duly and regularly given to Shulman and Heilig by Weiss on February 15, 1972.

8. That the parties intended by the arbitration, and the Award so directed, that the partnership property which was

the subject of arbitration would be divided between the partners after each had settled his account with the other, at a "closing" at the partnership offices in Clark County, Nevada, on February 22, 1973, in accordance with the agreement of the parties.

9. That notice of the closing was duly given by the American Arbitration Association to each of the parties, and all but Heilig appeared at the appointed time and place to settle their accounts and execute the documents necessary to divide the partnership property.

10. That settlement and payment of each partner's account with the others was a condition precedent to him receiving a deed from the others to a portion of the partnership property, as called for in the Award.

11. That Heilig deliberately chose not to attend or in any manner participate in the closing on February 22, 1973.

12. That the closing was properly conducted before the arbitrator, in Las Vegas, Nevada, in accordance with the Award, and Weiss and Shulman performed each term of the Award as such applied to them, including exchanging deeds and rendering complete and satisfactory accountings to each other with respect to all partnership affairs.

13. That at the closing Weiss and Shulman settled all differences between them, and Weiss thereafter validly acquired from Shulman all of his right, title, and interest in and to the property awarded to Shulman by the arbitrator and the partnership and its property, and they are not adverse parties before this Court.

14. That on March 7, 1973, the arbitrator sent Heilig, and he received, a statement of the accounting which took place in his absence at the closing and invited him to comment on it or request a hearing on any aspect of it with which he did not agree; a copy of the arbitrator's letter is in evidence as Plaintiff's

Exhibit 13. Heilig did not respond to the arbitrator's letter.

15. Thereafter, on May 7, 1973, the arbitrator prepared and sent to each of the parties his Final Award and Closing Statement which sets forth a summary of what occurred at the closing on February 22, 1973, and accurately indicates the accounts of the partners at that time; such Statement is in evidence as Plaintiff's Exhibit 14.

16. That Heilig has attempted to avoid the obligations imposed upon him by the Award and delay these proceedings to confirm the Award without cause therefor, and his objections to confirmation of the Award and the Final Award and Closing Statement and his Counterclaim are without merit and should be, and hereby are, dismissed.

17. That the Award is entitled to confirmation.

18. That Heilig is indebted, as of February 22, 1973, to Shulman in the amount of $1,841.31, and to Weiss in the amount of $96,259.26, together with interest on both debts at 6% per annum from February 22, 1973, until paid.

Therefore, it is hereby

ORDERED:

1. That the Award of the arbitrator be, and it hereby is, confirmed, and the Final Award and Closing Statement be, and it hereby is, approved.

2. That Shulman shall have judgment against Heilig in the amount of $1,841.31, together with interest at 6% per annum from February 22, 1973.

3. That Weiss shall have judgment against Heilig in the amount of $96.259.26, together with interest at 6% per annum from February 22, 1973.

4. That Heilig is to forthwith, and in no event later than 5 days from the entry of judgment herein, execute and deliver to Weiss and Shulman a deed to each, dated as of February 22, 1973, of his interest in the property described in

Exhibit A hereto. In the event Perlin does not execute and deliver the deeds specified herein, the Court, upon application without further notice, will enter its judgment divesting Perlin of title to the property described in Exhibit A and vesting it in Weiss and Shulman.

DATED: January 30, 1974.

CARL J. CHRISTENSEN
District Judge

Submitted by:

LIONEL SAWYER COLLINS & WARTMAN

By: Steve Morris
Steve Morris
302 East Carson, Suite 800
Las Vegas, Nevada 89101
Attorneys for Plaintiff

PROPERTY TO BE CONVEYED BY PERLIN TO WEISS:

Lots One (1), Two (2), Three (3), Six (6), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block Two (2);

Lots Two (2), Three (3), Four (4) and Five (4) in Block Three (3) in FAIRWAY GARDENS UNIT NO. 1, as shown by map thereof on file in Book 7 of Plats, page 73, in the Office of the County Recorder of Clark County, Nevada.

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Twenty-one (21), Twenty-four (24), Twenty-five (25) and Twenty-six (26) in Block One (1) of FAIRWAY GARDENS UNIT NO. 2 as shown by map thereof on file in Book 8 of Plats, page 13, in the Office of the County Recorder of Clark County, Nevada.

Lots Seventeen (17), Eighteen (18), Nineteen (19) in Block Three (3) of FAIRWAY GARDENS UNIT NO. 3, as shown by map thereof on file in Book 8 of Plats, page 25, in the Office of the County Recorder of Clark County, Nevada.

Lots Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22) and Twenty-three (23) in Block Four (4) of FAIRWAY GARDENS UNIT NO. 3, as shown by map thereof on file in Book 8 of Plats, page 25, in the Office of the County Recorder of Clark County, Nevada.

EXHIBIT A

PROPERTY TO BE CONVEYED BY DEEDS TO PLOT [illegible]

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Eighteen (18) and Nineteen (19) in Block Two (2); [illegible]

Lots Six (6) and Seven (7) in Block Three (3) o[illegible] CARDENS UNIT NO. 1, as shown by map thereof on file in Book 7 of Plats, page 73, in the Office of the County Recorder of Clark County, Nevada.

Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) in Block One (1) of FAIRWAY GARDENS UNIT NO. 2, as shown by map thereof on file in Book 8 o. Plats, page 13 in the Office of the County Recorder of Clark County, Nevada.

Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) in Block Three (3);

Lots Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18) in Block Four (4) of FAIRWAY GARDENS UNIT NO. 3, as shown by map thereof on file in Book 8 of Plats, page 25, in the Office of the County Recorder of Clark County, Nevada.

Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Seventeen (17) and Eighteen (18) in Block Five (5) of FAIRWAY GARDENS UNIT NO. 4, as shown by map thereof on file in Book 8 of Plats, page 51, in the Office of the County Recorder of Clark County, Nevada.

Lots Fourteen (14), Fifteen (15), Sixteen (16) in Block Five (5) of FAIRWAY GARDENS UNIT NO. 4, as shown by map thereof on file in Book 8 of Plats, page 51, in the Office of the County Recorder of Clark County, Nevada.

Jan 28 11 23 AM '74

IN THE [illegible] DISTRICT COURT OF THE STATE OF [illegible]

IN AND FOR THE COUNTY OF CLARK

BYRON WHITE,	)	
	)	
Plaintiff,	)	
	)	
vs.	)	J U D G M E N T
	)	
BYRON F. HEILIG and	)	
	)	
JACK SHULMAN,	)	
	)	
Defendants.	)	

The Court having this day signed and entered its Order Confirming Arbitrator's award in this action, which Order directs that judgment shall be entered in this matter in favor of Jack Shulman against Byron F. Heilig, it is hereby

ORDERED, ADJUDGED and DECREED, that Jack Shulman [illegible] he hereby is, granted judgment against Byron F. Heilig in the amount of $1,841.31, together with interest at 6% per annum from February 22, 1973, until paid together with costs in the amount of $_____.

DATED: January 28, 1974.

CARL J. [illegible]
DISTRICT JUDGE

BY PAULETTE TAYLOR

Case No. A 96771

IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF CLARK

ROBERT WEISS,

Plaintiff,

vs.

MYRON F. HEILIG and

JACK SHULMAN,

Defendants.

J U D G M E N T

The Court having this day signed and entered its Order Confirming Arbitrator's Award in this action, which Order directs that judgment shall be entered in this matter in favor of Robert Weiss against Myron F. Heilig, it is hereby

ORDERED, ADJUDGED and DECREED, that Robert Weiss be and he hereby is, granted judgment against Myron F. Heilig in the amount of $96,259.26, together with interest at 6% per annum from February 22, 1973, until paid together with costs in the amount of $_____.

DATED: January 28, 1974.

CARL J. CHRISTENSEN

DISTRICT JUDGE

APPENDIX F

MYRON F. [redacted], being duly sworn, depo[redacted] and says:

1. I am the petitioner in this case and make this affidavit in support of a petition for a rehearing.

2. At no time did I or any agent of mine ever represent to the arbitrator or the court that I would be able to pay any judgment assessed against me without the ability to borrow against or sell the 33 parcels of real property which were awarded to me in the awards dated December 28, 1972 and February 8, 1973. In fact I was unable to pay two interim awards totaling $3,000.00 and a strong argument was made to the arbitrator that my equity should therefore be reduced pro-rata but, in the award of December 28, 1973 the arbitrator refused to take any such action.

3. On November 29, 1973, Judge Christensen issued a bench order confirming the awards and allowing me thirty days to pay the money judgments assessed against me, upon the payment of which I would receive my 33 parcels. In obedience to this order, I arranged a conditional $1[illegible],000.00 credit line with Mr. Ken Keltner of Las Vegas in December of 1973 and, in January of 1974, I changed my position drastically by executing a contract of sale with Robert Lee, Ltd., a Canadian company, for the sum of 2.7 million dollars, a price which represented a profit of about one million dollars.

[illegible]

face the possibility of additional litigation if I am not put in a position to deliver these [illegible] parcels.

4. The money judgments awarded against me as of February 22, 1973 in the amount of [illegible] in favor of Jack [illegible] and [illegible] in favor of Robert Weiss are memory and totals derived exclusively from the hearing held by the arbitrator at the property on February 22, 1973, which I did not attend. Since that time about two and one half million dollars of partnership income has passed through the hands of Robert Weiss and I have been unable to obtain an accounting with respect to these monies. In my Application for Extraordinary Relief at page three I set forth five reasons why I did not attend this hearing. But an overwhelming sixth reason has been known to me only since November of 1974. It is the order of Judge O'Donnell sitting in another part of that same Eighth District Court which issued on the morning of February 22, 1973 in the presence of counsel representing all of the parties involved in this matter. That order required that I be given until March 9, 1973 to file my objections to the awards. Until that time I never knew that any Judge except Judge Christensen had heard this case or had issued any order with respect to it. In the lengthly hearings held before Judge Christensen in October and November of 1973, neither my then attorney, John Peter Lee, nor attorney Steve Morris ever disclosed the existance of the order of Judge O'Donnell and in no way was it reflected in the record.

5. The awards gave me an undivided one-third interest in more than $400,000.00 worth of personalty. This consisted mainly of furniture, storage warehouses and their contents, automatic garbage bins, and all of the other equipment necessary to operate a property of this magnitude.

There has never been any division of this property to my substantial loss and detriment. Certainly this fact is another reason why a full and complete accounting should be ordered by the Supreme Court of Nevada.

Respectfully Submitted,

[signature]

MYRON P. HEILIG.

SUBSCRIBED AND SWORN to before me this 30th day of March, 1975.

[signature]

NOTARY PUBLIC.

APPENDIX G

LAW CLERK

IN THE SUPREME COURT OF THE STATE OF NEVADA

MYRON F. HEILIG, Petitioner, vs. HONORABLE CARL J. CHRISTENSEN, Chief Judge, Eighth Judicial District Court of the State of Nevada, In and For the County of Clark; ROBERT WLISS, and JACK SHULMAN, Respondents.	)	CASE NO. 7665

Application for Issuance of Alternative Writ of Mandate and Writ of Prohibition or in the Alternative, For a Writ of Certiorari

PETITIONER'S SUPPLEMENTAL BRIEF

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TABLE OF AUTHORITIES CITED

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PETITIONER'S SUPPLEMENTAL BRIEF

I. FACTUAL BACKGROUND

Prior to November 15, 1974, Petitioner and his attorney were unaware of the fact that a regular hearing was held on February 22, 1973, in the matter of Weiss vs. Heilig et al, before the HONORABLE THOMAS J. O'DONNELL, District Judge of the Eighth Judicial District Court. The record of proceedings in the Court below heretofore available to Petitioner revealed no pleadings or Orders in connection with this hearing. It was only by the review of exhibits in this matter that Petitioner's attorney ascertained from the date stamp and clerk's signature that the parties were actually in Court on February 22, 1973. (See date stamp, Plaintiff's Exhibits 1, 2 and 3.)

Petitioner's attorney thereafter caused a search of the Court minutes of Department IV, to be made and discovered that an unreported hearing had been held on that date on WEISS' Motion to Confirm the Award of Arbitration. WEISS' attorney was able to have the matter set for hearing on February 22, 1973 by obtaining an Order Shortening Time from JUDGE COMPTON on February 15, 1973, on Ex Parte Motion.

(See pages 73 - 76, 84 of Index of Record on Appeal.) JUDGE COMPTON's Order provided that the matter be set for hearing before JUDGE CHRISTENSEN, on February 20; for some reason unreflected in the record, the hearing was held two (2) days later before JUDGE O'DONNELL.

On March 28, 1974, HEILIG filed his original Petition for Extraordinary Relief. In it he alleged that WEISS filed his Motion to Confirm the Arbitration Award as modified, on February 15, 1973. The Petition failed to allege, however, that a hearing was held on WEISS' Motion on February 22, 1973, the same day that the Arbitrator was holding his controversial "closing" in Las Vegas. Inasmuch as this fact was unknown to HEILIG or his attorney until November 15, 1974, this Court should permit HEILIG's Petition to be so amended.

II. ARGUMENT AND LAW

A. THE DISTRICT COURT WAS VESTED WITH EXCLUSIVE JURISDICTION BY FEBRUARY 22, 1973 TO DECIDE ALL QUESTIONS ARISING FROM THIS CONTROVERSY.

HEILIG has argued at length in his Brief that the Respondent Court had been vested with jurisdiction effective February 15, 1973, to confirm the Arbitration Award and that the so-called "closing", held by the Arbitrator on February 22, 1973, was void and of no legal effect. (See pages 33 - 37, Petitioner's Brief.) The fact that counsel for all parties were before the Court on that date, and that a hearing was held on WEISS' Motion to Confirm the Award as modified, would suggest that not only did the jurisdiction of the District Court preclude that of the Arbitrator, but WEISS, having himself invoked that jurisdiction is estopped to seek concurrent relief from the Arbitrator on the same day and then seek to penalize HEILIG with an unconscionable forfeiture for failing to attend the so-called "closing".

The Court minutes of that date* reflect the fact that a regular hearing was held, at WEISS' request, that WEISS moved the admission of Plaintiff's Exhibit 1, 2 and 3; that NATHAN ISQUITH, ESQ., was called as a witness by WEISS, cross-examined by HEILIG's then attorney, JOHN PETER LEE, ESQ., and re-examined by WEISS' attorney. In addition, there was opening argument by WEISS' attorney, a short adjornment and finally an Order from the Court allowing HEILIG until March 9, 1973, to file a response to WEISS' Petition. (See Court minutes appended hereto.)

B. THE POWER OF THE ARBITRATOR WAS "FUNCTUS OFFICIO" AS OF FEBRUARY 8, 1973.

On January 16, 1973 WEISS moved for modification of the December 28, 1972 Award. Defendants Exhibit "F". This Motion was based on Section 7509 of the New York Civil Practice Act, which is the statutory authority by which a party may request the Arbitrator to change his Award. The grounds for modification must fall within the purview of Section 7511; in other words, an Award may be modified under New York law by the Arbitrator prior to a Motion to Confirm on the same basis that a New York Court could modify it upon application of a party in post-confirmation proceedings. The respective provisions of the New York law are set forth in the Appendix.

Thereafter, on January 25, 1973, HEILIG filed a document with the American Arbitration Association in New York City, styled "Objections to Application to Modify Award". Defendant's Exhibit "G". In it, HEILIG asked the Arbitrator to stay his decision on WEISS' Motion and certify the issues raised therein to the Eighth Judicial District Court. On February 6, 1973, HEILIG noticed the December 28, 1972 Award with the Respondent Court, WEISS moved immediately thereafter

* See Appendix

to strike it as an "impertinent and scandalous document". Thereafter on February 8, 1973, the Arbitrator issued a Disposition of Request for Modification of Award pursuant to WEISS' request wherein he granted some of WEISS' requests and denied others. Plaintiff's Exhibit "9". WEISS then abandoned his Motion to Strike the December 28, 1972 Award and filed a Motion with the District Court on February 15, 1973, to confirm the Award as modified. The February 22, 1973 hearing before JUDGE O'DONNELL was on WEISS' Motion, and by that date the Arbitrator lacked any authority to perform any further activities in connection with the Arbitration proceedings.

Available case authority on this subject clearly holds that once an Award is made and later modified pursuant to Section 7509, the authority of the Arbitrator is ended and any further acts by him are of no legal effect.

In Dahlke vs. X-L-O Automotive Accessories, Inc., et al 337 N.Y.Supp. 2nd (1972), a New York Appellate Court was asked to review the validity of Affidavits received from the Arbitrators after the Award had been made. The Court noted:

> "The courts have repeatedly stated that an award is presumptively valid, final and binding on the parties, and "Once the arbitrators made their award they became functus officio". Matter of Eisenstein (Rednick), 8 A.D. 2d 794, 187 N.Y.S. 2d 40); Matter of Martin Weiner Co. (Freund Co.), 2 A.D. 2d 34, 155 N.Y.S. 2d 802, aff'd 3 N.Y. 2d 806, 166 N.Y.S. 2d 647, and Matter of Mole (Queens Ins. Co.), 14 A.D. 2d, 1, 217 N.Y.S. 2d 340. See, also, Eager (supra), § 124, p. 329. Unfortunately, Special Term herein indicated that affidavits from the arbitrators, although submitted after the award, were, notwithstanding, acceptable, as "the explanation of the arbitrator". In this case, we choose to regard these affidavits as surplusage and unnecessary for the corrective action taken by Special Term; they related only to form, did not seek to enlarge or impeach the award, did not represent an attempt by the arbitrators to perform further acts qua arbitrators, and properly viewed, were but a bona fide effort of the arbitrators to reaffirm the award as an aid to the court. However, this represents a practice not to be encouraged, if not

> deplored, as the submission of such post factum affidavits by arbitrators can only serve to weaken and temporize with the finality of such awards."

It is submitted that the so-called "Final Award and Closing Statement" of May 7, 1973 in which the Arbitrator attempted to explain and amend the Modification of Award of February 8, 1973 is nothing more than a post-award Affidavit which seeks to temporize with and alter the Modified Award in a manner beneficial to WEISS and in derogation of the jurisdiction of the District Court. A comparison of the so-called "Final Award" (Plaintiff's Exhibit "14") and the Modified Award (Plaintiff's Exhibit "9") discloses that in the Final Award the Arbitrator sought to award WEISS and SHULMAN their respective parcels of the partnership property as well as the personalty in connection therewith to them " . . . free and clear of any claims by Mr. HEILIG." Page 4, line 6. The concluding portion of the Final Award then seeks to establish a pre-condition to HEILIG's receiving title to any of the property awarded to him. Though the language contained therein is no model of clarity, from the tenor of the so-called "Final Award" it appears that the Arbitrator intended in some fashion to penalize HEILIG for his failure to attend the so-called "closing" on February 22, 1973 by denying to him legal title to the partnership property previously awarded to him on December 28, 1972, later reaffirmed by modification on February 8, 1973. This denial appears to be based on HEILIG's failure to pay the monies alleged owing to the other partners at the February 22, 1973 "closing". This provision in the so-called "Final Award" is a direct contravention of the February 9th Modified Award which clearly awarded thirty eight (38) parcels [illegible] people [illegible].

In other words, the so-called "Final Award", in addition to being in derogation of jurisdiction of the District Court, is totally outside the scope of the power conferred on the Arbitrator by the law of New York. It constitutes nothing more than an Affidavit by him in which he seeks to temporize and alter the original Award as modified. For the above reasons, the so-called "Final Award and Closing Statement" was not entitled to confirmation by the Respondent Court.

Respectfully submitted,

ERIC ZUBEL, ESQ.
Attorney for Petitioner
880 East Sahara Avenue
Las Vegas, Nevada 89105

APPENDIX TO BRIEF

New York Civil Practice Act - Article 75 - Arbitration

Section 7509. Modification of award by arbitrator.

On written application of a party to the arbitrators within twenty days after delivery of the award to the applicant, the arbitrators may modify the award upon the grounds stated in subdivision (c) of section 7511. Written notice of the application shall be given to other parties to the arbitration. Written objection to modification must be served on the arbitrators and other parties to the arbitration within ten days of receipt of the notice. The arbitrators shall dispose of any application made under this section in writing, signed and acknowledged by them, within thirty days after either written objection to modification has been served on them or the time for serving said objection has expired, whichever is earlier. The parties may in writing extend the time for such disposition either before or after its expiration.

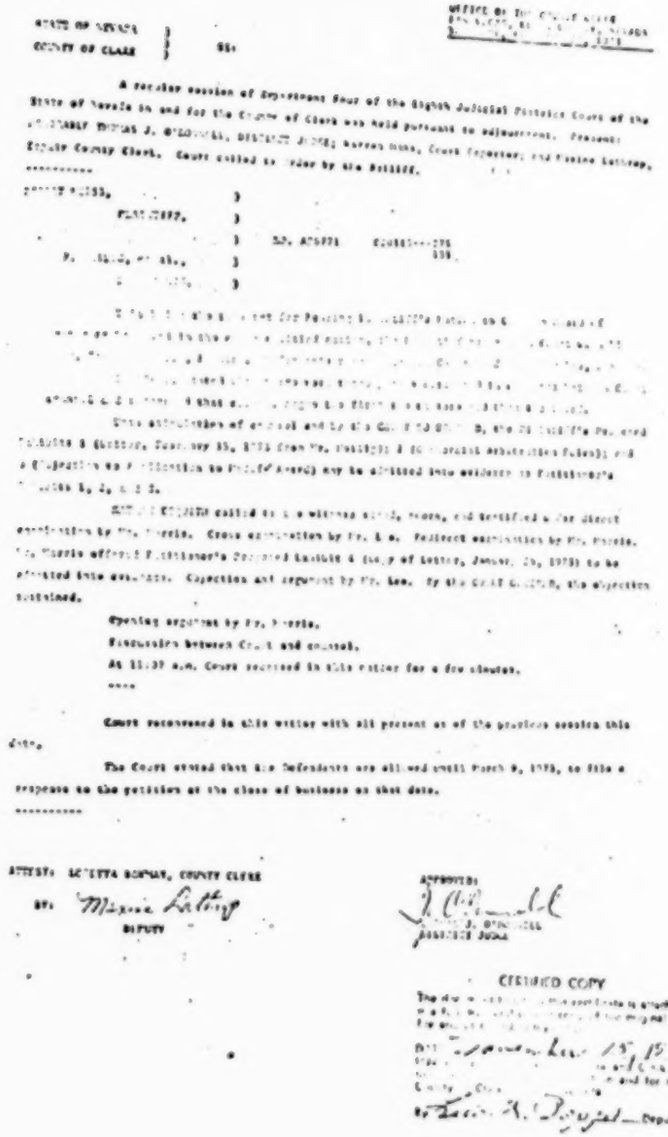
Section 7511 (c). Grounds for modifying.

The court shall modify the award if:

1. There was a miscalculation of figures or a mistake in the description of any person, thing or property referred to in the award; or

2. The arbitrators have awarded upon a matter not submitted to them and the award may be corrected without affecting the merits of the decision upon the issues submitted; or

3. The award is imperfect in a matter of form, not affecting the merits of the controversy.



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APPENDIX H

September 6, 1973

RE: 1310-0474-72
Robert C. Weiss
and
Myron F. Heilig

Mr. Myron F. Heilig
7 Park Avenue
New York, New York 10016

Dear Mr. Heilig:

As requested, enclosed please find the Stipulation for Compensation for the Arbitrator.

This will also serve to advise that six hearings have been held in the above-captioned matter on the following days:

Hearing #1 July 13, 1972 at the American Arbitration Association.

Hearing #2 July 14, 1972 at the American Arbitration Association.

Hearing #3 August 15, 1973 at the American Arbitration Association.

Hearing #4 August 16, 1972 at the American Arbitration Association.

Hearing #5 September 14, 1972 at the Offices of Churchill East Apartments, 4320 Koval Lane, Las Vegas, Nevada.

Hearing #6 November 9, 1972 at the American Arbitration Association.

Further Mr. Philip Adelman, the Arbitrator, has advised us of the following:

"I have spent in excess of two hundred hours in hearings and in reviewing over six hundred pages of testimony and over fifty exhibits. I have also travelled to Las Vegas, Nevada where the realty is located, and spent four days there. For all services rendered to date, I am requesting a fee of $3,500.00 to be paid by the parties."

Very truly yours,

Connie Shikar
Tribunal Administrator

CS:bl
Encl.
cc: John Peter Lee, Esq.